

READINGTON TOWNSHIP PLANNING BOARD MINUTES
VIRTUAL REGULAR MEETING
February 28, 2022

The Meeting was called to order by Chair Monaco at 7:00 p.m. stating that the requirements of the Open Public Meetings Act have been met and that this meeting had been duly advertised.

THIS MEETING WILL BE CONDUCTED VIRTUALLY FOR ALL BOARD MEMBERS, BOARD PROFESSIONALS, APPLICANT AND APPLICANT'S TEAM, ANY INTERESTED PARTIES AND MEMBERS OF THE PUBLIC. MEMBERS OF THE PUBLIC ARE INVITED TO VIEW MEETINGS LIVE USING WEBEX WHICH ALLOWS THEM TO "RAISE A HAND" AND CONTRIBUTE WITH VOICE AND VIDEO DURING THE PUBLIC PORTIONS OF THE MEETING. MEMBERS OF THE PUBLIC WHO ARE CALLING IN BY PHONE WILL ALSO HAVE THE OPPORTUNITY TO CONTRIBUTE WHEN CALLED UPON TO SPEAK.

ROLL CALL

Board Members in Attendance:

Allen, J.
Albanese, J.
Cook, J.
Filler, C.
Hindle, J.
John, C.
Monaco, R.
Mueller, A.
Rohrbach, T.
Villa, C.
Hendrickson, N.

Others Present:

Board Attorney Jonathan Drill, Esq., Board Planner James Clavelli, Board Engineer Rob O'Brien, and Board Secretary Ann Marie Lehberger.

MINUTES

Mr. Cook moved, and Mr. Mueller seconded, a motion to approve the January 31, 2022, and the February 14, 2022, minutes. The motion carried unanimously.

Mr. Albanese and Mr. Hendrickson abstained from the 1/31/22 minutes.

RESOLUTIONS

There were no resolutions presented for Board approval.

PUBLIC HEARING

Township of Readington

Appl# PB22-002- B 21.12 Lot 25-17 James Street
Preliminary & Final Major Subdivision -creation of 2 New Lots

Mr. Mueller and Mr. Albanese recused themselves and left the meeting.

Township Attorney Sharon Dragan was present on behalf of the Applicant.

The following were present and sworn in for the Applicant:

Richard Sheola, Township Administrator

Joe Vuich, Applicant's engineer

Board Planner, James Clavelli, and Board Engineer, Rob O'Brien, were also sworn.

Ms. Dragan described the existing conditions on the property and explained that the Applicant was present seeking Major Subdivision approval to subdivide the property into three lots. Ms. Dragan stated that the new lots are going to be used for two single family deed restricted moderate income affordable housing units to be conveyed to Raritan Valley Habitat for Humanity with the remaining house to be auctioned off.

Joe Vuich, the Applicant's engineer was accepted by the Board as an expert witness. Mr. Vuich reviewed the waivers that the Applicant was seeking as part of the application.

The Board inquired about architectural renderings of the proposed homes. Mr. Sheola stated that that the Township did see renderings from Habitat for Humanity and confirmed that the designs will be compatible with the character of the existing neighborhood.

In response to a question from the Board, Ms. Dragan confirmed that a Developers Agreement would be required.

The Board questioned if a drainage plan would be required. Ms. Dragan confirmed that building permits would be required.

The Board questioned if the trees that are proposed to be removed will be replaced.

Mr. Sheola noted that the Township would replace the trees either on the two newly created lots and/or the mother lot on the northern side.

In a response to a question from the Board, Mr. Sheola confirmed that the shed on the property is being removed.

Ms. Hindle moved, and Ms. Rohrbach seconded, a motion to grant the completeness waivers requested by the Applicant. The roll call vote follows:

Member	Motion	2nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Albanese								X
Allen*								
Cook			X					
Filler			X					
Hindle	X		X					
John			X					
Mueller								X
Monaco			X					
Rohrbach		X	X					
Villa			X				X	
Hendrickson			X				X	

* It was noted that Ms. Allen was present but not audible.

Mr. Vuich reviewed the proposed subdivision plans explaining that the main lot which is 0.776 acres in size would be subdivided to create two new lots that would be 0.195 and 0.194 acres in size. He explained that a variance is required for front yard setback due to the front porch and steps which is part of the existing home on the main lot. He also stated that the two new lots will be in full conformance with zoning requirements.

It was noted that the proposed dwellings will share a common lot line and building wall.

The Board questioned the existing stone wall that encroaches into the right-of-way. Mr. Vuich stated that it would remain.

In response to a question from the Board, Mr. Vuich confirmed that wells are proposed on the two new lots.

The Board questioned if any curbing is required.

Chair Monaco opened the public portion of the meeting for questions of Mr. Vuich.

Matt Kasper, 19 James Street requested that arborvitaes be planted between his property and the subject property. He also questioned if gas will be serviced to the new dwellings. Mr. Kasper also questioned when the zoning changed.

Bruce Fuller, 145 Main Street inquired about the zoning on Main Street. Mr. Fuller also asked about running a water line on the street. Mr. Sheola noted that he was in contact with NJ American Water to discuss the possibility.

Chair Monaco opened the public portion of the meeting for comments. There were no comments.

Ms. Filler moved, and Ms. Hindle seconded, a motion to approve the application for Readington Township with the conditions as discussed. The roll call vote follows:

Member	Motion	2 nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Albanese								X
Allen			X					
Cook			X					
Filler	X		X					
Hindle		X	X					
John			X					
Mueller								X
Monaco			X					
Rohrbach			X					
Villa			X					
Hendrickson			X					

OTHER BUSINESS

Capital Improvement Project Courtesy Review

Summer Road Park Improvements

Gabrielle Bolarakis, Township Recreation Director was present and explained that the existing hockey rink at Summer Road Park is in disrepair and has become a safety issue. She stated that based on a 2019 resident survey, residents would prefer to have pickleball courts and more pavilions instead of the hockey rink. She explained that the proposal is to remove the existing hockey rink and install a pavilion, four(4) pickleball courts and a gazebo that would also be used by the Township summer camp.

The Board asked what the size of the pavilion would be. It was noted that the pavilion is 20' x 40'.

Board member Hendrickson commented on the landscape plan.

The Board asked if the parking lot would be restriped. Ms. Bolarakis stated that there is no work proposed to the parking lot at this time.

Ms. Filler moved, and Mr. Albanese seconded, a motion to advise the Township Committee that the Board finds the Capital Improvement Project for Summer Road Park Improvements to be not inconsistent with the Master Plan. The roll call vote follows:

Member	Motion	2 nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Albanese		X	X					
Allen			X					
Cook			X					
Filler	X		X					
Hindle			X					
John			X					
Mueller			X					
Monaco			X					
Rohrbach			X					
Villa							X	
Hendrickson							X	

Ordinance Referral- Ordinance - #05-2022

An Ordinance of the Township Of Readington, in the County of Hunterdon, New Jersey Adopting the Redevelopment Plan for Block 36, Lots 4, 5, 5.02, 5.04, 65 and 66 Pursuant to the Local Redevelopment and Housing Law

The Board requested that a tax map be included in future ordinance referrals.

Ms. Filler moved, and Mr. Albanese seconded, a motion to advise the Township Committee that the Board finds Ordinance #05-2022 to be not inconsistent with the Master Plan. The roll call vote follows:

Member	Motion	2 nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Albanese		X	X					
Allen*								
Cook					X			
Filler	X		X					
Hindle			X					
John			X					
Mueller			X					
Monaco			X					
Rohrbach			X					
Villa			X					
Hendrickson							X	

* It was noted that Ms. Allen was present but not audible.

Referral from Township Committee- Request for Issuance of a Letter of Consistency with the Master Plan-Water Quality Management Plan Site -Specific Amendment Application Fox Hollow Resident Development (Block 15 Lot 28)

Board Planner James Clavelli confirmed that the Fox Hollow development is included the approved housing plan from 2020.

Board Engineer Rob O'Brien stated that it is within the Township's Housing Element and Fair Share Plan and sewer service will be provided by Branchburg Township.

Ms. Allen moved, and Mr. Albanese seconded, a motion to advise the Township Committee that the Board finds the request for the Fox Hollow Development Block 15 Lot 28 to be consistent with the Master Plan. The roll call vote follows:

Member	Motion	2 nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Albanese		X	X					
Allen	X		X					
Cook			X					
Filler			X					
Hindle			X					
John			X					
Mueller			X					
Monaco			X					
Rohrbach			X					
Villa							X	
Hendrickson							X	

EXECUTIVE SESSION

EXECUTIVE SESSION RESOLUTION

WHEREAS, N.J. S.A. 10:4-12 (the Open Public Meeting Act) authorizes this Board to exclude the public from that portion of a meeting at which this Board discusses certain matters;

WHEREAS, the Board is about to discuss such a matter, specifically a matter falling within the attorney-client privilege where confidentiality is required for the Board Attorney to exercise his ethical duties as a lawyer with respect to attorney-client privileged legal advice on the 388 Route 22 Readington Realty litigation and appeal

WHEREAS, this Board believes the public should be excluded from those.

NOW, THEREFORE, be it resolved by the Readington Township Planning Board on February 28, 2022, that this Board now go into closed session and the public be excluded and that the Board believes that the discussions conducted in the closed session may not be

disclosed to the public because they will involve attorney-client privileged advice and information.

Ms. Filler moved, and Ms. Hindle seconded to adopt this resolution. The motion carried unanimously.

Mr. Mueller moved, and Ms. Filler seconded a motion to come out of closed session. The motion carried unanimously.

Ms. Filler moved, and Mr. Albanese seconded, a motion authorize Attorney Trishka Cecil to represent the Board on the appeal of 388 Route 22 Readington Realty Holdings, LLC. v. Township of Readington Planning Board matter and to submit a letter in lieu of brief in accordance with the appellate court rules. The roll call vote follows:

Member	Motion	2nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Albanese		X	X					
Allen			X					
Cook			X					
Filler	X		X					
Hindle			X					
John			X					
Mueller			X					
Monaco			X					
Rohrbach			X					
Villa							X	
Hendrickson							X	

Ms. Filler moved, and Mr. Albanese seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at approximately 9:00 p.m.

Respectfully submitted,
Ann Marie Lehberger
Planning Board Secretary